
S-4416
LADY 3 FARM MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
October 10, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Lady 3 Farm, LLC who is also the property owner, represented by Annie Robinson, its managing member and by its surveyor, Vester & Associates, is seeking primary approval for a two lot subdivision on 3.56 acres, located on the south side of CR 200 S, approximately 1 mile east of CR 850 W, in Wayne 1 (SW) 22-6.

AREA ZONING PATTERNS:

The site is zoned A, Agricultural as is all surrounding property. Flood Plain zoning associated with Lost Creek exists a short distance south of the proposed lots. The parent tract is 132.03 acres; these two lots are the first land division from the parent property which means two division rights will remain.

AREA LAND USE PATTERNS:

Both proposed lots have existing houses. The majority of the farm buildings are located on Lot 1. Surrounding land is farmed or in tree production.

TRAFFIC AND TRANSPORTATION:

CR 200 S is a paved road classified as a rural local by the adopted *Thoroughfare Plan*. The required 30' half-width right-of-way has been shown. County Highway is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has already approved the drainage on site. The County Health Department has stated in a letter that, "both lots contain existing single-family dwellings. This office has no record of the original installations or record of repair/replacement/complaints on file." The letter also states that the department "is satisfied that this subdivision can meet the requirements" of local and state regulations.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. Lot width and area meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Numbers shall be shown.